



**HOUSING AUTHORITY
of the County of Los Angeles**

700 W. Main Street • Alhambra, CA 91801

Tel: 626.262.4510 • TDD: 855.892.6095 • www.hacola.org

Gloria Molina
Mark Ridley-Thomas
Zev Yaroslavsky
Don Knabe
Michael D. Antonovich
Commissioners

Sean Rogan
Executive Director

**AGENDA
FOR THE REGULAR MEETING OF THE
LOS ANGELES COUNTY HOUSING COMMISSION
WEDNESDAY, APRIL 24, 2013
12:00 PM
1874 PALOS VERDES DRIVE NORTH
LOMITA, CA 90717
(310) 534-6843**

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1. Call to Order

2. Roll Call

Val Lerch, Chair
Alma Cibrian, Vice Chair
Hope Boonshaft
James Brooks
Michelle-Lynn Gallego
Zella Knight
Henry Porter Jr.

3. Reading and Approval of the Minutes of the Previous Meeting

Regular Meeting of March 27, 2013.

4. Report of the Executive Director

5. Public Comments

The public may speak on matters that are within the jurisdiction of the Housing Commission. Each person is limited to three minutes.

Regular Agenda

6. Acceptance of Community Development Block Grant Funds for Projects Identified in the 2013-2014 Action Plan for the Allocation of Federal Funds (All Districts)

Recommend that the Board of Commissioners find that the acceptance of Fiscal Year 2013-2014 CDBG funds from the Commission is not subject to the provisions of the California Environmental Quality Act (CEQA) because it is not defined as a project under CEQA; authorize the Housing Authority to accept \$200,000 in Fiscal Year 2013-2014 CDBG funds from the Commission, and to continue administration of \$400,000 in prior year CDBG funds, which will be requested for incorporation into the Housing Authority's Fiscal Year 2013-2014 budget through the Housing Authority's annual budget approval process, subject to final notification of approval by the U.S. Department of Housing and Urban Development (HUD). (APPROVE)

7. Recommend the Approval of the Housing Authority of the County of Los Angeles Fiscal Year 2013-2014 Budget

Recommend that the Board of Commissioners adopt and instruct the Chairman to sign a Resolution (Attachment A) approving the Housing Authority of the County of Los Angeles (Housing Authority) Fiscal Year 2013-2014 Budget (Budget), which includes revenues and expenditures of \$319,476,300; instruct the Chairman to sign the related Transmittal Resolution (Attachment B) certifying submission of the Budget by the Board to the U.S. Department of Housing and Urban Development (HUD); adopt and instruct the Chairman to sign a Resolution (Attachment C) approving the cost allocation model developed in conjunction with the Housing Authority's former external auditors, Klynveld Peat Marwick Goerdeler (KPMG); instruct the Executive Director to implement the Budget and take all related actions, including execution of all required documents, for the purposes described herein, following approval as to form by County Counsel; find that the approval of the Budget is not subject to the California Environmental Quality Act (CEQA), as described herein, because the activities are not defined as a project under CEQA. (APPROVE)

8. **Housing Commissioners may provide comments or suggestions for future Agenda items.**

Copies of the preceding agenda items are on file and are available for public inspection between 8:00 a.m. and 5:00 p.m., Monday through Friday, at the Housing Authority's main office located at 700 W. Main St. Alhambra, CA 91801. Access to the agenda and supporting documents are also available on the Housing Authority's website.

Agendas in Braille are available upon request. American Sign Language (ASL) interpreters, or reasonable modifications to Housing Commission meeting policies and/or procedures, to assist members of the disabled community who would like to request a disability-related accommodation in addressing the Commission, are available if requested at least three business days prior to the Board meeting. Later requests will be accommodated to the extent possible. Please contact the Executive Office of the Housing Authority by phone at (626) 586-1504, or by e-mail at donna.delvalle@lacdc.org, from 8:00 a.m. to 5:00 p.m., Monday through Friday.

THE HOUSING AUTHORITY OF THE COUNTY OF LOS ANGELES
MINUTES FOR THE REGULAR MEETING OF THE
LOS ANGELES COUNTY HOUSING COMMISSION

Wednesday, March 27, 2013

The meeting was convened at 700 W. Main Street, Alhambra, CA.

Digest of the meeting. The Minutes are being reported seriatim. A taped record is on file at the main office of the Housing Authority.

The meeting was called to order by Chair Val Lerch at 12:00 p.m.

<u>ROLL CALL</u>	<u>Present</u>	<u>Absent</u>
Henry Porter,	X	
Val Lerch, Chair	X	
Zella Knight	X (late)	
Hope Boonshaft		X
James Brooks	X	
Alma Cibrian, Vice Chair	X	
Michelle-Lynn Gallego	X	

PARTIAL LIST OF STAFF PRESENT:

Sean Rogan, Executive Director
Emilio Salas, Deputy Executive Director
Margarita Lares, Director, Assisted Housing
Maria Badrakhn, Director, Housing Management

GUESTS PRESENT:

None at this time

Reading and Approval of the Minutes of the Previous Meeting

On Motion by Commissioner Brooks, seconded by Commissioner Porter, the Minutes of the Regular Meeting of February 27, 2013 were approved as amended.

Agenda Item No. 4 – Report of the Executive Director

Deputy Executive Director Emilio Salas reported the following:

Emilio Salas stated that the Housing Authority of the County of Los Angeles (HACoLA) received a visit from the County's QPC to review the Maravilla Housing Development Site. HACoLA is being considered for a Green Leadership Award for the site improvements that include solar panels, drought tolerant plants and individual meters. HACoLA has won this award in the past for our Growing Experience Urban Farm

Emilio Salas stated that the Community Development Foundation was recently awarded a \$10,000 grant from Ronald McDonald house to provide healthy snack options to youth who participate in our after school programs.

Emilio Salas stated that on Tuesday, March 26, 2013 the Board of Supervisors unanimously approved HACoLA's Administrative Plan. This included the new 5 year plan. Thank you to all of the staff that made this possible. There was no opposition from advocacy groups. HACoLA will be submitting the Plan to HUD by April 17, 2013. We anticipate HUD's approval within 75 days of the submittal and the effective date of implementation which will be July 1, 2013

Emilio Salas stated that he has just returned from a recent trip to Washington D.C. for the National Association of Housing and Redevelopment Officials (NAHRO) Legislative Conference and for various meetings with representatives. Mr. Salas stated that from his perspective the trip was one of the most fruitful and successful trips that he has been associated with. He stated that several sessions focused on the impact of the sequester to the funding levels for the Section 8 and Public Housing programs, along with CDBG and HOME, which are at unprecedented low levels. Mr. Salas also stated that the mood of the conference was one of frustration and anger. HUD officials were questioned by members of the audience, not necessarily due to the funding, but due to their slowness to respond and provide administrative relief for agencies across the country.

Emilio Salas stated that HACoLA has received several applications for vacant Housing Commissioner positions. We will be asking the current Housing Commissioners for their assistance with the interviews.

Emilio Salas invited the Housing Commissioners to attend the Annual Partnership Luncheon on Thursday, April 18, 2013 held at the Carmelitos Community Center. More information will be sent regarding the event.

Presentation

None at this time

Agenda Item No. 5 - Public Comments

None at this time

Regular Agenda

On Motion by Commissioner Porter seconded by Commissioner Knight and unanimously carried, the following was approved by the Housing Commission:

**APPROVE DISPOSITION OF HOUSING AUTHORITY-OWNED PROPERTIES AT
658 S. FERRIS AVENUE IN UNINCORPORATED EAST LOS ANGELES AND
1855 9TH STREET, 1450 14TH STREET AND 2006 20TH STREET
IN THE CITY OF SANTA MONICA
(DISTRICTS 1, 3)
AGENDA ITEM NO.6**

1. Recommend that the Board of Commissioners approve and authorize the Executive Director or his designee to execute all necessary documents related to the disposition of the Housing Authority-owned properties at 658 S. Ferris Ave. in unincorporated East Los Angeles, and 1855 9th St., 1450 14th St. and 2006 20th St. in the City of Santa Monica, to a to-be-formed California limited partnership (Partnership) in which the Los Angeles County Housing Development Corporation (LACHDC) will be the general partner, and the Housing Authority will be a special limited partner, following approval as to form by County Counsel.
2. Recommend that the Board of Commissioners authorize the Executive Director or his designee to sell the properties to the Partnership for their current fair market value as determined by an independent appraiser.
3. Recommend that the Board of Commissioners authorize the Executive Director or his designee to execute promissory notes between the Housing Authority and the Partnership that shall be collateralized by deeds of trust recorded against the properties for the acquisition price.
4. Recommend that the Board of Commissioners authorize the Executive Director or his designee to execute all documentation necessary for the formation of the Partnership, including but not limited to a Partnership Agreement.

5. Recommend that the Board of Commissioners authorize the Executive Director or his designee, if necessary, to terminate the Housing Authority's participation as special limited partner in the Partnership.
6. Recommend that the Board of Commissioners find that the above listed actions are not subject to the provisions of the California Environmental Quality Act (CEQA) because they do not have potential for causing a significant effect on the environment.

On Motion by Commissioner Knight seconded by Commissioner Gallego and unanimously carried, the following was approved by the Housing Commission:

AWARD A CONSTRUCTION CONTRACT TO OMEGA CONSTRUCTION CO.
INC. FOR BALCONY REMEDIATION AT
CARMELITOS SENIOR HOUSING DEVELOPMENT
(DISTRICT 4)
AGENDA ITEM NO.7

1. Recommend that the Board of Commissioners award and authorize the Executive Director or his designee to execute or amend a Contract and all related documents with Omega Construction Co. Inc., the lowest responsive and responsible bidder, in the amount of \$670,782 to complete the remediation of balconies and associated work at the Carmelitos senior housing development, using Capital Fund Program (CFP) funds allocated by the U.S. Department of Housing and Urban Development (HUD) and included in the Housing Authority's approved Fiscal Year 2012-2013 budget.
2. Recommend that the Board of Commissioners authorize the Executive Director or his designee to terminate the contractor's right to proceed with the performance of the Contract or terminate the Contract.
3. Recommend that the Board of Commissioners authorize the Executive Director or his designee to approve Contract change orders not to exceed \$134,156 for unforeseen project costs, using the same source of funds and included in the Housing Authority's approved Fiscal Year 2012-2013 budget.
4. Recommend that the Board of Commissioners find that the approval of the Contract and the project for the remediation of balconies at the Carmelitos senior housing development in the City of Long Beach is exempt from the provisions of the California Environmental Quality Act (CEQA).

Agenda Item No. 8 – Housing Commissioner Comments and Recommendations for Future Agenda Items

Commissioner Gallego thanked staff for their hard work. She also stated that she looks forward to the monthly meetings and is impressed by the involvement from staff and the residents.

Commissioner Knight thanked staff for their hard work. She stated that she is thankful for the efforts from the Housing Authority staff for their continued advocacy from the effects of the sequestration.

Commissioner Brooks thanked the Housing Authority for allowing him to attend the NAHRO conference in Washington, DC. He stated that we all should be able to address our local congressmen to ask for support for the funding of our programs. He thanked everyone in attendance for making the meeting the best part of his day.

Commissioner Porter asked if Melvin Hightower, South Bay Garden resident's concerns regarding a credit for a late charge was taken care of. Maria Badrakhan, Director responded that yes, Mr. Hightower's concerns were taken care of. Commissioner Porter stated that he was glad to see that Commissioner Knight was able to attend the meeting. He also requested that everyone become more proactive with contact with HUD regarding sequestration.

Commissioner Cibrian thanked staff for their leadership and continuing efforts to make a difference.

Commissioner Lerch thanked staff and the division representatives that are present at each meeting for their continued efforts and he requests that the Housing Authority continue to reach out to HUD for their support.

On Motion by Commissioner Porter and seconded by Commissioner Brooks, the Regular Meeting of March 27, 2012 was adjourned at 1:11 pm.

Respectfully submitted,



for SEAN ROGAN
Executive Director
Secretary –Treasurer

Housing Authority - County of Los Angeles

April 24, 2013

FOR YOUR INFORMATION ONLY

TO: Housing Commissioners *M. Lares*
FROM: Margarita Lares, Director, Assisted Housing Division
RE: **FSS PROGRAM UPDATE – MARCH 2013**

The Family Self-Sufficiency (FSS) Program is a HUD initiative intended to assist Housing Choice Voucher Program Participants achieve economic independence and self-sufficiency.

Activities

NUMBER CURRENTLY ENROLLED	592	As of March 1, 2013
NEW ENROLLMENTS	13	FSS Participants Enrolled
CONTRACTS EXPIRED	7	FSS Contracts Expired
DIRECT ASSISTANCE REFERRALS	107 34 426 189 20 17 6 85 76 346	Workforce Centers Home Ownership Program/Seminars/workshops Job referrals Educational/Vocational Services Credit Repair Services Financial Literacy Individual Deposit Accounts Transportation Assistance Health & Food Services Other Social Services
OUTREACH & COMMUNITY EVENTS	1	Family Self Sufficiency Resource Meeting <ul style="list-style-type: none">• 35 FSS Participants attended• 5 Community Partnership Presenter
GRADUATIONS	6	Graduations
Pending Graduations	4	Requests to Graduate received

If you have any questions, please feel free to contact me at (626) 586-1671.

ML:MP:WB:dt

FAMILY SELF-SUFFICIENCY (FSS) REPORT SUPPLEMENT

Listed below are brief descriptions of each category in the monthly FSS Report.

1. **Number Currently Enrolled** – Current number enrolled on the FSS program as of the date the FSS Report is presented.
2. **New Enrollments** - The number of Participants enrolled in the FSS program with an effective date on the month the FSS Report is presented.
3. **Contract Expired** – The number of participant contracts that expired at the end of the month prior to the FSS Report presented.
4. **Direct Assistance Referrals** – Referrals sent to FSS participants based on their requests and or the participant's goals needed to be accomplished prior to successfully completing the program.
5. **Outreach and Community Events** – Information that was shared with FSS participants and or events or meetings the FSS Coordinators attended.
6. **Graduations** – FSS participants that graduated last month.
7. **Pending Graduations** – FSS participants who have requested to graduate and are pending review of successful completion of goals.

Contract Status Report

Project Filter Options

District: All Distr.
Program: All Programs
Department: All Departments
Dev. Stage: All Stages

Proj. Manager: All Managers
Team Member: All Team Members
Fund Source: All Funds

FOR YOUR INFORMATION ONLY

District Project Name		Contractor Name	Original Contract Amount	Current Contract Amount	% Cng Orders	Approved Payments	%Cmpl	Pending Action / Forecast	Status
1st	Foothill Villa Kitchen and Bathroom Rehab Tracker #: TP003075	C. A. S. General Contractor	\$658,382	\$658,382	0%	\$168,521	26%	Construction in tenant units is in progress. We submitted drawings for plan check for the community area bathrooms and disabled units.	
1st	Francisquito Villa Parking Lot Tracker #: TP003195	Torres Construction	\$280,115	\$322,753	15%	\$0	0%	Torres Construction (JOC contractor) obtaining DPW permit approvals. Construction will start in May.	
1st	JOC #2 - Carmelita Kitchen and Bathroom Rehab Tracker #: TP003286	Torres Construction	\$49,433	\$56,361	14%	\$0	0%	The City inspector is scheduled to perform a final inspection and sign off on 4/2. HM and CMD will have our final inspection on 4/4. Afterwards, the contractor will complete any punch list items. Once punch list items are completed, we will process retention and notice of completion.	
1st	JOC #2 - Nueva Maravilla Photovoltaics Mounting St Tracker #: TP002932	Harry H. Joh Construction Inc.	\$1,530,984	\$1,646,920	8%	\$1,535,555	93%	Rosas Buildings 1, 2, 3, 4, and Administration building monitoring solar data information to be transmitted to Alhambra offices. Contractor to obtain final Building Dept approval.	
1st	Nueva Maravilla Xeriscaping and Irrigation Tracker #: TP002934	American Landscaping, Inc.	\$1,517,185	\$1,572,706	4%	\$1,572,706	100%	We had some disagreement and the contractor agree to the final payment of \$76,522.27. We are generating all the final paper work and proceed to close out the project.	

District	Project Name	Contractor Name	Original	Current		Approved		Status	
			Contract	Contract	% Cng	Payments	%Cmpl	Pending Action / Forecast	
			Amount	Amount	Orders				
2nd	11431 - 63 (Big) Normandie Avenue Drainage Repair <u>Tracker #:</u> TP003285	C. A. S. General Contractor	\$334,500	\$334,500	0%	\$0	0%	CMD obtained plan check approval on 3/11 and project started on 3/13. Project is in progress and weekly meeting is conducted at the site. CMD will keep HM informed of the potential change orders and obtain approval before proceeding.	
2nd	El Segundo II Kitchen and Bathroom Remodel <u>Tracker #:</u> TP003228	Corral Construction	\$143,444	\$143,444	0%	\$0	0%	Three of the 13 units are completed and the 4th unit, Unit A at 2413 El Segundo started on 4/2/2013.	
2nd	South Scattered Sites Exterior Rehab and Painting <u>Tracker #:</u> TP003284	A J FISTES CORPORATION	\$170,980	\$170,980	0%	\$0	0%	First and Second Group are completed. Third Group is in progress. 11 of the 19 sites are completed. The units completed are 8739 Beech, 1527 84th, 1535-37 E. 83rd, 1231-33 E. 61st. 1928,1937,1949 El Segundo. 4212,4216,4220,Addington, and 11248 S. Budlong.	
4th	Carmelitos Parking Lots Replacement <u>Tracker #:</u> TP003246	Torres Construction	\$1,440,790	\$1,440,790	0%	\$1,440,690	100%	Torres Construction finishing closing docs are being processed	
4th	Carmelitos Solar Retrofit <u>Tracker #:</u> TP003260	Harry H. Joh Construction Inc.	\$233,315	\$233,315	0%	\$0	0%	Pre-construction meeting March 28, 2013. Construction to start April 1, 2013	
4th	Harbor Hills Kitchen Remodel - Phase II <u>Tracker #:</u> TP002955	Cal-City Construction, Inc.	\$2,220,000	\$2,178,799	-2%	\$2,178,799	100%	Construction is complete. Change Order is approved. We are now in the process of generating final payment, retention, and notice of completion.	
4th	Marina Manor Door Replacement <u>Tracker #:</u> TP003079	Harry H. Joh Construction Inc.	\$0	\$0	0%	\$0	0%	During the period from 3/14 - 3/25, contractor completed the replacement of metal doors in common areas instead of the unit doors replacement. Starting 3/26, contractor resumed work on the unit doors and interior closet doors. Project is in progress as scheduled.	
4th		Harry H. Joh Construction Inc.	\$571,042	\$571,042	0%	\$227,720	40%		
5th	Foothill Villa Elevators Assessment <u>Tracker #:</u> TP002805	M.L. CONSTRUCTION	\$603,565	\$700,644	16%	\$700,644	100%	All three elevators completed. Closing docs are being processed.	
5th	JOC #2 - Lancaster Parking Lot Replacement <u>Tracker #:</u> TP003324	Harry H. Joh Construction Inc.	\$94,053	\$94,053	0%	\$93,060	99%	Harry H. Joh Construction to complete closing docs.	

District	Project Name	Tracker #	Contractor Name	Original Contract Amount	Current Contract		Approved Payments	%Cmpl	Pending Action / Forecast	<u>Status</u>
					Amount	% Cng Orders				
5th	Orchard Arms Site Improvements #2	TP003076	California Averland Construction	\$922,490	\$1,019,177	10%	\$986,715	97%	Project is 100% complete. Punch list inspection on the staircases and hallway flooring was conducted on 3/27. Contractor needs to correct the items during the week of 4/1.	
All Distr.	Various Sites Fiber Optic Installation		Torres Construction	\$28,779	\$27,936	-3%	\$27,936	100%	This project is completed under JOC.	
	Tracker #	TP003345								
			TOTALS:	\$10,799,058	\$11,171,804	3%	\$8,932,345			



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Sean Rogan
Executive Director

April 24, 2013

Honorable Housing Commissioners
Housing Authority of the
County of Los Angeles
700 West Main Street
Alhambra, California 91801

Dear Commissioners:

**ACCEPTANCE OF COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS FOR
PROJECTS IDENTIFIED IN THE 2013-2014 ACTION PLAN FOR THE ALLOCATION
OF FEDERAL FUNDS
(ALL DISTRICTS)**

SUBJECT

This letter recommends acceptance of \$200,000 in Fiscal Year 2013-2014 Community Development Block Grant (CDBG) funds from the Community Development Commission (Commission). These funds are used for CDBG-eligible programs administered by the Housing Authority of the County of Los Angeles (Housing Authority) and included in the County of Los Angeles' (County) Fiscal Year 2013-2014 Action Plan, which will be presented to the Board of Supervisors on May 28, 2013. This letter also recommends approval for the Housing Authority to continue administration of \$400,000 in prior year CDBG funds.

IT IS RECOMMENDED THAT YOUR COMMISSION:

1. Recommend that the Board of Commissioners find that the acceptance of Fiscal Year 2013-2014 CDBG funds from the Commission is not subject to the provisions of the California Environmental Quality Act (CEQA) because it is not defined as a project under CEQA.
2. Recommend that the Board of Commissioners authorize the Housing Authority to accept \$200,000 in Fiscal Year 2013-2014 CDBG funds from the Commission, and to continue administration of \$400,000 in prior year CDBG funds, which will be requested for incorporation into the Housing Authority's Fiscal Year 2013-2014

budget through the Housing Authority's annual budget approval process, subject to final notification of approval by the U.S. Department of Housing and Urban Development (HUD).

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The National Affordable Housing Act of 1990 (Cranston/Gonzalez Housing Act), as amended in 1992, requires that the County provide a single, consolidated submission of the proposed expenditure of funds to be eligible for HUD formula grant funding, including CDBG, HOME Investment Partnerships, and Emergency Solutions Grant. The Action Plan for Fiscal Year 2013-2014 (Action Plan) satisfies these federal requirements to provide for the release of funds.

The Action Plan identifies a total of \$200,000 in Fiscal Year 2013-2014 CDBG funds for a project to be administered by the Housing Authority. The purpose of this letter is to authorize these funds to be included into the Housing Authority's budget, and to continue administration of \$400,000 in prior year CDBG funds. Attachment A provides a breakdown of the funds allocated to the Housing Authority by project, as well as a description of each project to be funded.

FISCAL IMPACT/FINANCING

There is no impact on the County general fund. The Action Plan allocates \$200,000 in new Thirty-Ninth Program Year (July 1, 2013 to June 30, 2014) CDBG funds and \$400,000 in prior year CDBG funds that will be incorporated through the Fiscal Year 2013-2014 Housing Authority budget approval process.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

On May 27, 2008, the Board of Supervisors approved the Five-Year Consolidated Plan for 2008-2013 and the Fiscal Year 2008-2009 Action Plan. These documents have been updated as required by HUD. The current Fiscal Year 2012-2013 Action Plan ends on June 30, 2013, and a new plan must be adopted by the Board of Supervisors in order to receive continued funding from HUD. The Action Plan includes a description of the activities to be undertaken during Fiscal Year 2013-2014 to address the objectives of the Consolidated Plan's five-year strategy. A list of the Housing Authority projects included in the Action Plan is provided in Attachment A.

All of the projects proposed in the Action Plan are being federally funded. As applicable, the administering agencies will be subject to the prevailing wage requirements of the Davis-Bacon Act and related Acts and Section 3 of the Housing and Community Development Act of 1968, as amended, which requires that employment and other economic opportunities generated by certain HUD assistance be directed to low- and very low-income persons, particularly to persons who are recipients of HUD housing assistance. However, where Section 3 is not applicable, the agencies will be

Honorable Housing Commissioners
April 24, 2013
Page 3

subject to the County's Greater Avenues for Independence (GAIN) Program and General Relief Opportunity for Work (GROW) Program, which furthers the same or similar goals.

ENVIRONMENTAL DOCUMENTATION

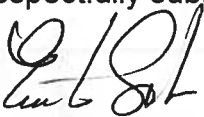
The acceptance of Fiscal Year 2013-2014 CDBG funds from the Commission is exempt from the provisions of the National Environmental Policy Act pursuant to 24 Code of Federal Regulations, Part 58, Section 58.34 (a)(3), because it is an administrative action and does not involve activities that will alter existing environmental conditions. The action is not subject to the provisions of CEQA, pursuant to State CEQA Guidelines 15060(c)(3) and 15378, because it is not defined as a project under CEQA and does not have the potential for causing a significant effect on the environment.

Each program within the Action Plan will be reviewed for environmental impact on a project-by-project basis before funding is released.

IMPACT ON CURRENT PROJECTS

The projects contained in the Action Plan will benefit low- and moderate-income residents of the unincorporated County and participating cities.

Respectfully submitted,



for SEAN ROGAN
Executive Director

Enclosures

ATTACHMENT A
HOUSING AUTHORITY PROJECTS FOR FISCAL YEAR 2013-2014

	PROJECTS (New Funding)	
Project Title (District)	Project Description	Funding
Nueva Maravilla Childcare Center Rehabilitation (First District)	Provides for the rehabilitation of the Nueva Maravilla Childcare Center play area and two modular units located at the site. Rehabilitation of the childcare center will include new flooring in the play area, playground equipment and ADA improvements to the surrounding narrow concrete sidewalks/pathways that create barriers for handicap persons that need wheelchair access. Rehabilitation work in the modular units will include new flooring, lighting, painting, construction of new steps at the north end of the building and upgrading the bathrooms to be ADA compliant.	\$400,000
	TOTAL:	\$400,000
	CONTINUING PROJECTS (Prior Year Funding)	
Project Title (District)	Project Description	Funding
Nueva Maravilla Senior Common Area Painting and Flooring (First District)	This new project will replace the old and worn interior flooring in 150 units and revive the faded exterior painted surfaces of all common areas at the Rosas Senior Housing Development located among the 504-unit Nueva Maravilla Public Housing site.	\$200,000
		\$200,000



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April 24, 2013

Honorable Housing Commissioners
Housing Authority of the
County of Los Angeles
700 West Main Street
Alhambra, California 91801

Dear Commissioners:

**RECOMMEND THE APPROVAL OF THE HOUSING AUTHORITY OF
THE COUNTY OF LOS ANGELES FISCAL YEAR 2013-2014 BUDGET**

SUBJECT

This letter recommends approval of the Fiscal Year 2013-2014 Budget of the Housing Authority of the County of Los Angeles, which includes revenues and expenditures of \$319,476,300.

IT IS RECOMMENDED THAT YOUR COMMISSION:

1. Recommend that the Board of Commissioners adopt and instruct the Chairman to sign a Resolution (Attachment A) approving the Housing Authority of the County of Los Angeles (Housing Authority) Fiscal Year 2013-2014 Budget (Budget), which includes revenues and expenditures of \$319,476,300.
2. Recommend that the Board of Commissioners instruct the Chairman to sign the related Transmittal Resolution (Attachment B) certifying submission of the Budget by the Board to the U.S. Department of Housing and Urban Development (HUD).
3. Recommend that the Board of Commissioners adopt and instruct the Chairman to sign a Resolution (Attachment C) approving the cost allocation model developed in conjunction with the Housing Authority's former external auditors, Klynveld Peat Marwick Goerdeler (KPMG).
4. Recommend that the Board of Commissioners instruct the Executive Director to implement the Budget and take all related actions, including

execution of all required documents, for the purposes described herein, following approval as to form by County Counsel.

5. Recommend that the Board of Commissioners find that the approval of the Budget is not subject to the California Environmental Quality Act (CEQA), as described herein, because the activities are not defined as a project under CEQA.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of this action is to approve the Fiscal Year 2013-2014 Budget of the Housing Authority. HUD requires that the Board of Commissioners approve the Fiscal Year 2013-2014 Budget prior to the release of funds for continued operation of the Assisted Housing Division, Housing Management Division, City of Industry Funds and the University of California Cooperative Extension program.

The Housing Authority must receive formal approval annually for its cost allocation plan that was developed in 2002 by KPMG, its external auditors at the time. The details of the allocation plan were previously submitted to your Commission in May 2007, and subsequently approved in June 2007. The allocation methodology remains the same for Fiscal Year 2013-2014.

FISCAL IMPACT/FINANCING

The Housing Authority's Fiscal Year 2013-2014 Budget includes a request to the Chief Executive Office for \$475,000 in County General Funds to support the University of California Cooperative Extension Program (Cooperative Extension).

The federal government executed two 6-months Continuing Resolution's (CR) for Federal Fiscal Year 2013. Budget authority was originally allocated to projects and activities based on the same funding levels in Fiscal Year 2012, but with a minor increase of less than 1 percent across the board. The latest CR executed by Congress on March 21, 2013 factors in the recent sequester of federal dollars.

The Housing Choice Voucher (HCV) housing assistance payments (HAP) were reduced by 5.6 percent; HCV administrative (Admin) fees were reduced for the third consecutive year in a row by an additional 11 percent; Public Housing (PH) operating subsidy was reduced by 5.3 percent; PH Capital Funds were reduced by 9.8 percent. As a result of these reductions, the Housing Authority was forced to take prudent measures in constructing a balanced budget that reduced staffing levels by 6.44 FTE and the overall budget by \$9 million.

The Housing Authority has included a large portion of its reserves in Fiscal Year 2013-

2014 budget to maintain lease up levels, maintenance and staffing. A total of \$9 million HCV Net Restricted Assets (HAP), \$3.7 million in HCV Unrestricted Net Assets (Admin), and \$1.8 million Operating Fund (PH) reserve is being budgeted to use in Fiscal Year 2014.

The proposed Housing Authority Fiscal Year 2013-2014 Budget is \$319,476,300, a decrease of \$9,029,700 from Fiscal Year 2012-2013. This decrease can be primarily attributed to reduced Section 8 program funding and reduced Public Housing Capital Program funds available due to reduced funding from HUD and expiring grants from previous years.

The following table compares funding levels for Fiscal Years 2012-2013 and 2013-2014.

Housing Authority	2012-2013 Budget	2013-2014 Budget
Divisions		
Assisted Housing – Section 8 Rental Assistance	\$ 273,290,900	\$ 267,221,300
Housing Management – Public Housing	\$ 28,682,100	\$ 25,700,600
Housing Management – Capital Fund	\$ 7,156,600	\$ 3,929,400
Other Programs		
City of Industry – Tax Increment	\$ 18,901,400	\$ 22,150,000
Cooperative Extension	\$ 475,000	\$ 475,000
TOTAL	\$ 328,506,000	\$ 319,476,300
Staffing		
Regular Staff	285.96	285.57
Contract Staff	43.60	37.55
TOTAL	329.56	323.12

Assisted Housing Division

During Fiscal Year 2013-2014, the Assisted Housing Division will administer an allocation of 24,069 vouchers for a total of \$267,221,300. This is a decrease of \$6,069,600 over Fiscal Year 2012-2013, primarily due to the Housing Authority's decreased HAP funding and Administrative fees resulting from Sequestration, which represents by far the lowest proration in the 38-year history of the Section 8 Voucher program.

For the Calendar Year 2013, the Division budgeted for nine Family Self Sufficiency (FSS) Coordinators with grant funds of \$621,000, which matches the same amount of funding from last year. These funds will enable the division to continue providing FSS assistance to the 592 participants as of February 1, 2013.

In July 2012, the Housing Authority with HUDs approval merged the City of West Hollywood vouchers with the Los Angeles County Housing Authority's allocation. The City of West Hollywood was the last remaining small city that has been consolidated with the Los Angeles Housing Authority Voucher program.

Fiscal Year 2013-2014 Veterans Affairs Supportive Housing Program (VASH) has increased from \$5,516,064 to \$8,143,968, a 47.64% increase due to increased lease up and additional funding from HUD expected for new allocated vouchers. This is one of the few programs not affected by Sequestration due to the highly sensitive need to support Veterans.

Housing Management Division

The Housing Management Division manages and maintains 2,962 public housing units and 296 affordable housing units and provides resident services such as computer centers, after-school homework assistance, counseling services, juvenile crime prevention and intervention, recreation, assisted living and job training programs.

During Fiscal Year 2013-2014, the Housing Management Division will administer a total of \$25,700,600, which includes operating subsidy funds received from HUD, public housing rental revenue from tenants, and other sources. The Budget reflects a decrease of \$2,981,500 from Fiscal Year 2012-2013 budget due to completion of and decreased CDBG funding for rehabilitation projects as well as the completion of the Ujima Demolition project. CDBG funds included in Fiscal Year 2012-2013 for Housing Management total \$600,000 and are comprised of \$400,000 carried over from Fiscal Year 2012-2013, and the new year's allocation amount of \$200,000. CDBG funds will be used for public housing improvements.

The Resident Services Programs (RSPs) within the Housing Management Division provide services to youth, families, seniors, and residents with disabilities. Programs include adult literacy, after-school programs, workforce development, and elderly supportive services. The RSPs continue to look for ways to maximize their services and, to this end, have partnered with local colleges, faith-based organizations, and non-profits. Volunteerism remains a focal point for the RSPs; volunteers provide the assistance needed to build capacity and enhance resident services programs operated at the Public Housing Sites.

The Housing Management Division also manages the Capital Fund Program (CFP), which is budgeted at \$3,929,400, a decrease of \$3,227,200 due to reduced funding from HUD and completion of prior years' grants. The CFP funds are received annually

through an allocation from HUD based on formula. These funds will be used for 5 projects throughout Los Angeles County to rehabilitate housing units, perform site improvements and provide management improvements.

Other Programs

Other Housing Authority programs include the Cooperative Extension program, which is administered by the University of California and provides educational programs for Los Angeles County residents on topics including good nutrition, youth development, urban gardening, natural resources issues, and agriculture. Programs are offered free or at a low cost to all County residents, and include the Master Gardener Program, the Expanded Food and Nutrition Education Program, the Farm Advisor, and the Master Food Preservation Program. Special events, including nutrition education and gardening workshops, are offered at County public housing sites as well as many other locations around the County. Its budget is comprised of \$475,000 in County General Funds.

Also included in the Housing Authority Budget is the City of Industry Tax Increment Program as required under California Government Code section 65584.3. The Housing Authority receives allocations of tax increment funds from the City of Industry to develop housing for low-income individuals, families, and special needs populations. These funds are budgeted at \$22,150,000, which are allocated to the Housing Authority and included in its budget, but are administered by the Commission.

Housing Authority Staff

Housing Authority staff will decrease by a net of 6.44 positions, due to layoffs resulting from the significant administrative fund reductions received from HUD as well as the redistribution of existing position authority.

A breakdown of staff information by program is provided in Attachment D.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

HUD requires that the Board of Commissioners adopt a Resolution approving the Housing Authority Budget for administration of Housing Authority programs. The Resolution has been approved as to form by County Counsel.

The Resolution approving the Fiscal Year 2013-2014 Budget and related HUD Transmittal Resolution are provided as Attachments A and B, respectively. The Resolution for adopting the cost allocation policy is provided as Attachment C. Published Budget Pages, detailing goals and objectives, and related expenditures for the upcoming year are provided as Attachment D.

ENVIRONMENTAL DOCUMENTATION

Approval of the Housing Authority's Fiscal Year 2013-2014 Budget is exempt from the provisions of the National Environmental Policy Act pursuant to 24 Code of Federal Regulations, Part 58, Section 58.34 (a)(3) because it involves administrative activities that will not have a physical impact on or result in any physical changes to the environment. The activities are not subject to the provisions of CEQA pursuant to State CEQA Guidelines 15060(c)(3) and 15378(b) because they are not defined as a project under CEQA and do not have the potential for causing a significant effect on the environment.

IMPACT ON CURRENT SERVICES

Approval of the Fiscal Year 2013-2014 Budget of the Housing Authority will enable housing programs to continue for low- and very low-income families and seniors.

Respectfully submitted,

SEAN ROGAN
Executive Director

Attachments: 4

ATTACHMENT A

RESOLUTION APPROVING THE FISCAL YEAR 2013-2014
BUDGET OF THE HOUSING AUTHORITY OF THE
COUNTY OF LOS ANGELES

WHEREAS, the Board of Commissioners of the Housing Authority of the County of Los Angeles has received the Budget for Fiscal Year 2013-2014 and has found:

1. That the proposed expenditures are necessary for the efficient and economical operation of housing programs for the purpose of serving low- and very-low income families.
2. That the budget is reasonable in that:
 - (a) It indicates a source of funding adequate to cover all proposed expenditures.
 - (b) It does not provide for use of federal funding in excess of that payable under the provisions of 24 Code of Federal Regulations Part 990.
3. That all proposed rental charges and expenditures will be consistent with provisions of law and the Annual Contributions Contracts with the U.S. Department of Housing and Urban Development.
4. That no employee serving in a variety of positions is reflected in the operating budget as serving an aggregate amount of time exceeding 100 percent.
5. That the U.S. Department of Housing and Urban Development requires that the use of Section 8 Operating Reserve funds for other housing purposes, in the amount of \$50,000 or greater, must be approved by the Board of Commissioners.

WHEREAS, it is necessary for the Board of Commissioners of the Housing Authority of the County of Los Angeles to adopt an annual budget.

NOW, THEREFORE, the Board of Commissioners of the Housing Authority of the County of Los Angeles hereby resolves as follows:

1. The above recitals are true and correct.
2. The Housing Authority of the County of Los Angeles adopts the following budgeted revenues and appropriations for Fiscal Year 2013-2014, as set

forth in the Annual Budget for the Housing Authority of the County of Los Angeles:

Estimated Funding: \$319,476,300

Expenditure and Reserve Appropriations: \$319,476,300

3. That the use of Section 8 Operating Reserve funds for other housing purposes, in the amount of \$50,000 or greater, must be approved by the Board of Commissioners.
4. This Resolution shall take effect immediately.

APPROVED AND ADOPTED by the Board of Commissioners of the Housing Authority of the County of Los Angeles on this ____ day of _____, 2013.

ATTEST:

SACHI A. HAMAI
Executive Officer-Clerk of the
Board of Commissioners

ZEV YAROSLAVSKY
Chairman, Board of Commissioners

By: _____
Deputy

By: _____

APPROVED AS TO FORM:

John Krattli
Acting County Counsel

By: _____
Deputy

RESOLUTION APPROVING THE FISCAL YEAR 2013-2014
COST ALLOCATION PLAN OF THE HOUSING AUTHORITY OF THE
COUNTY OF LOS ANGELES

WHEREAS, the Board of Commissioners of the Housing Authority of the County of Los Angeles has received the Cost Allocation Plan for Fiscal Year 2013-2014 and has found:

1. That the proposed cost allocation plan is a reasonable and supportable methodology of allocating centralized administration costs to housing and/or development programs.
2. That the proposed cost allocation plan will be consistent with cost principles set forth in the Office of Management & Budget (OMB) Circular A-87, Cost Principles for State, Local and Indian Tribal Governments and other generally applied cost allocation methods.

WHEREAS, it is necessary for the Board of Commissioners of the Housing Authority of the County of Los Angeles to adopt a cost allocation plan.

NOW, THEREFORE, the Board of Commissioners of the Housing Authority of the County of Los Angeles, hereby resolves as follows:

1. The above recitals are true and correct.
2. The Housing Authority of the County of Los Angeles adopts the following cost allocation plan, as required by the U.S. Department of Housing and Urban Development.
3. This resolution shall take effect immediately following Board approval and will be effective until a major change is proposed to be made in the methodology, at which time, the new cost allocation plan will be submitted for approval by this governing body.

APPROVED AND ADOPTED by the Board of Commissioners of the Housing Authority of the County of Los Angeles on the ____ day of _____, 2013.

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ATTEST:

SACHI A. HAMAI
Executive Officer-Clerk of the
Board of Commissioners

ZEV YAROSLAVSKY
Chairman, Board of Commissioners

By: _____
Deputy

By: _____

APPROVED AS TO FORM:

John Krattli
Acting County Counsel

By: _____
Deputy

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IMPACT ON CURRENT SERVICES

Approval of the Fiscal Year 2013-2014 Budget of the Housing Authority will enable housing programs to continue for low- and very low-income families and seniors.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "S. Rogan", written over a horizontal line.

SEAN ROGAN
Executive Director

Enclosures

RESOLUTION APPROVING THE FISCAL YEAR 2013-2014
BUDGET OF THE HOUSING AUTHORITY OF THE
COUNTY OF LOS ANGELES

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 - (b) It does not provide for use of federal funding in excess of that payable under the provisions of 24 Code of Federal Regulations Part 990.
3. That all proposed rental charges and expenditures will be consistent with provisions of law and the Annual Contributions Contracts with the U.S. Department of Housing and Urban Development.
4. That no employee serving in a variety of positions is reflected in the operating budget as serving an aggregate amount of time exceeding 100 percent.
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3. That the use of Section 8 Operating Reserve funds for other housing purposes, in the amount of \$50,000 or greater, must be approved by the Board of Commissioners.
4. This Resolution shall take effect immediately.

APPROVED AND ADOPTED by the Board of Commissioners of the Housing Authority of the County of Los Angeles on this ____ day of _____, 2013.

ATTEST:

SACHI A. HAMAI
Executive Officer-Clerk of the
Board of Commissioners


Mark Ridley-Thomas
Chairman, Board of Commissioners

By: _____
Deputy

By: _____

APPROVED AS TO FORM:

John Krattli
County Counsel

By:  _____
Deputy

PHA Board Resolution
Approving Operating Budget

**U.S. Department of Housing
 and Urban Development**
 Office of Public and Indian Housing -
 Real Estate Assessment Center (PIH-REAC)

OMB No. 2577-0026
 (exp.12/31/2012)

Public reporting burden for this collection of information is estimated to average 10 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

This information is required by Section 6(c)(4) of the U.S. Housing Act of 1937. The information is the operating budget for the low-income public housing program and provides a summary of the proposed/budgeted receipts and expenditures, approval of budgeted receipts and expenditures, and justification of certain specified amounts. HUD reviews the information to determine if the operating plan adopted by the public housing agency (PHA) and the amounts are reasonable, and that the PHA is in compliance with procedures prescribed by HUD. Responses are required to obtain benefits. This information does not lend itself to confidentiality.

PHA Name: Housing Authority of The County of Los Angeles PHA Code: CA002

PHA Fiscal Year Beginning: July 1, 2013 Board Resolution Number:

Acting on behalf of the Board of Commissioners of the above-named PHA as its Chairperson, I make the following certifications and agreement to the Department of Housing and Urban Development (HUD) regarding the Board's approval of (check one or more as applicable):

DATE

- ☒ Operating Budget approved by Board resolution on: 06/04/2013
- ☐ Operating Budget submitted to HUD, if applicable, on:
- ☐ Operating Budget revision approved by Board resolution on:
- ☐ Operating Budget revision submitted to HUD, if applicable, on:

I certify on behalf of the above-named PHA that:

1. All statutory and regulatory requirements have been met;
2. The PHA has sufficient operating reserves to meet the working capital needs of its developments;
3. Proposed budget expenditure are necessary in the efficient and economical operation of the housing for the purpose of serving low-income residents;
4. The budget indicates a source of funds adequate to cover all proposed expenditures;
5. The PHA will comply with the wage rate requirement under 24 CFR 968.110(c) and (f); and
6. The PHA will comply with the requirements for access to records and audits under 24 CFR 968.110(i).

I hereby certify that all the information stated within, as well as any information provided in the accompaniment herewith, if applicable, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012.31, U.S.C. 3729 and 3802)

Print Board Chairperson's Name:	Signature:	Date:
Mark Ridley-Thomas		06/04/2013

RESOLUTION APPROVING THE FISCAL YEAR 2013-2014
COST ALLOCATION PLAN OF THE HOUSING AUTHORITY OF THE
COUNTY OF LOS ANGELES

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1. That the proposed cost allocation plan is a reasonable and supportable methodology of allocating centralized administration costs to housing and/or development programs.
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3. This resolution shall take effect immediately following Board approval and will be effective until a major change is proposed to be made in the methodology, at which time, the new cost allocation plan will be submitted for approval by this governing body.

APPROVED AND ADOPTED by the Board of Commissioners of the Housing Authority of the County of Los Angeles on the _____ day of _____, 2013.

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ATTEST:

SACHI A. HAMAI
Executive Officer-Clerk of the
Board of Commissioners

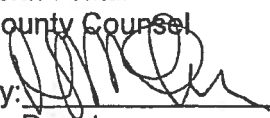
Mark Ridley-Thomas
Chairman, Board of Commissioners

By: _____
Deputy

By: _____

APPROVED AS TO FORM:

John Krattli
County Counsel

By:  _____
Deputy

ATTACHMENT D

MESSAGE FROM THE DEPUTY EXECUTIVE DIRECTOR OF HOUSING PROGRAMS: Emilio Salas



The Housing Authority of the County of Los Angeles (HACoLA) is the second largest Housing Authority in Southern California with an annual budget of \$319.5 million dollars. The HACoLA administers approximately 23,000 Section 8 Housing Choice Vouchers and over 3,200 Public and Affordable Housing Units. As a steward of these precious resources HACoLA continued to play a leadership role in Southern California to provide and maximize

affordable housing opportunities for the residents of the County of Los Angeles.

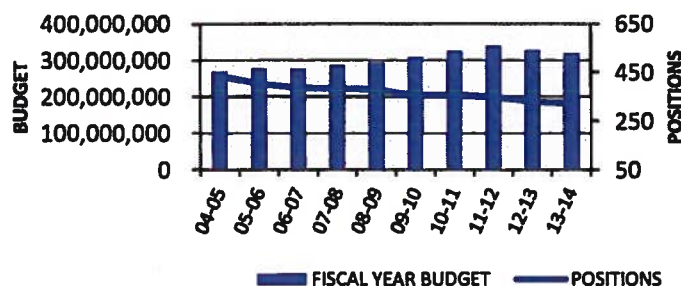
We are about to conclude one of our toughest fiscal years in the history of this organization. The downward trending of the Section 8 administrative fees and Capital Funds has continued from previous years and are now at their lowest point since the inception of these programs.

Despite these fiscal challenges, our amazing staff continued to obtain a High Performer rating in the Section 8 Program for the second consecutive year in Fiscal Year 2011-2012 and for the third consecutive year for our Public Housing Program. However the continued funding cuts stemming from the Sequester in the 2012-2013 Fiscal Year resulted in the suspension of vouchers and threatens to pull the assistance from thousands of families at a time when they are most in need. We continue to advocate for our families and special needs populations and will press forward to seek ways to maximize our dwindling resources. We recognize that the residents of Los Angeles County including seniors, the disabled, the homeless, veterans, children and the working poor are counting on us to deliver affordable housing solutions despite our funding challenges.

Over the past several years, we have reaped great rewards from the efficiencies we've gained as a result of internal innovation and the establishment and nurturing of solid partnerships. It is through these efforts along with our staff's commitment that we have been able to maintain such high levels of performance in the face of reduced funding.

We take great pride in these accomplishments because it keeps us true to our mission of Building Better Lives and Better Neighborhoods.

HOUSING AUTHORITY 10-YEAR TREND



AN OVERVIEW FROM THE DIRECTOR: Margarita Lares**Assisted Housing Division**

Since 1975, HACoLA's Assisted Housing Division has administered the Section 8 program within the unincorporated Los Angeles County jurisdiction. HACoLA receives funding from the U.S. Department of Housing and Urban Development (HUD) to provide housing assistance to extremely low and very low-income individuals, families, senior citizens, and persons with disabilities residing in the unincorporated area of Los Angeles County and 62 participating cities. The Assisted Housing Division is proud to assist over 24,000 families through the Section 8 program and other program rent subsidies in the form of housing assistance payments (HAPs) to over 11,000 private property owners.

Family Self-Sufficiency Program

In addition to providing rental subsidy assistance, the Assisted Housing Division's Family Self-Sufficiency Program empowers Section 8 recipients to become economically independent by providing families with community based services and resources.

Special Programs

The Division also offers a variety of Section 8 special programs for homeless individuals and families through the Homeless Program, VASH, HOPWA, and Shelter Plus Care programs. They each have different eligibility requirements and each target various segments of low-income households such as Veterans, persons with AIDS and homeless individuals.

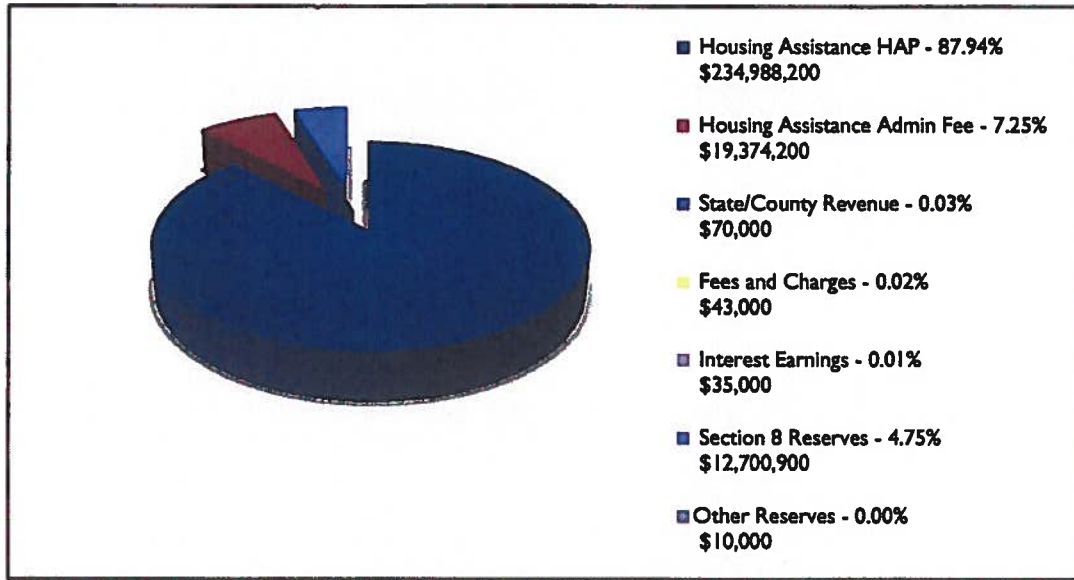
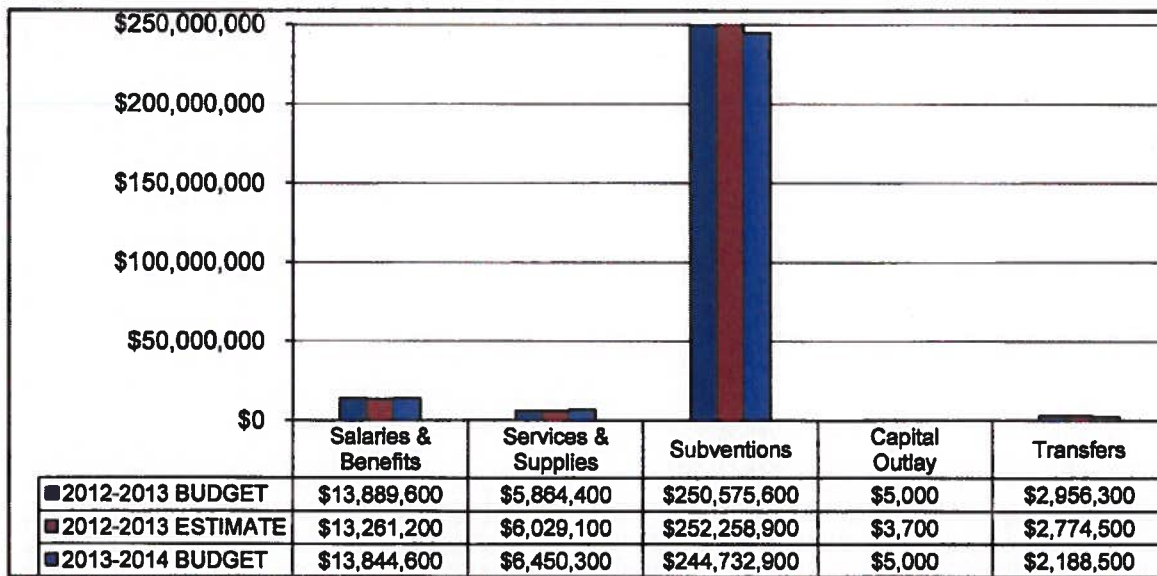
Moderate Rehabilitation Program

The Section 8 Moderate Rehabilitation Program (Mod Rehab) is a HUD-funded rental assistance program that provides unit-based rental subsidy for low and moderate-income individuals and families living in privately-owned, rehabilitated, multifamily buildings.

The program was established by HUD to provide affordable housing to low income families and to improve the housing stock by requiring that the property owner complete a specified level of building rehabilitation before entering into a Mod Rehab HAP Contract for the rehabilitated units.

The Assisted Housing Division continues to provide rental subsidy to approximately 280 families through the Mod Rehab Program.



DIVISION BUDGET \$267,221,300
Sources of Funds

Uses of Funds


	2012-13 BUDGET	2012-13 ESTIMATE	2013-14 BUDGET
TOTAL BUDGET	\$273,290,900	\$274,327,400	\$267,221,300
TOTAL EMPLOYEES	189.65	187.46	183.05
Number of Regular Employees	174.05	169.83	174.00
Number of Contract Employees	15.60	17.63	9.05

DEPARTMENT OVERVIEWS, ACCOMPLISHMENTS AND MAJOR GOALS**HOUSING CHOICE VOUCHER (SECTION 8) PROGRAM**

Mission: Provide quality housing assistance with care and integrity in Los Angeles County, and continue to improve operations and efficiencies while maintaining high performer status.

	FY 12-13 Budget	FY 12-13 Estimate	FY 13-14 Budget
<i>Total Budget:</i>	\$252,115,400	\$253,429,800	\$242,931,100
<i>Number of Employees:</i>	165.55	163.22	158.65

FY 12-13 Major Accomplishments:

1. Received a High Performer rating under SEMAP for FY 11-12 and are on pace to receive the SEMAP High Performer rating again for FY 12-13.
2. Utilized 99% of allocated vouchers and expended 100% of annual Housing Assistance Payments (HAP) funding.
3. Earned 15 points for indicator 3, Determination of Adjusted Income, on SEMAP.
4. Completed 99.8% of annual Housing Quality Standards inspections within 12 months of their due date, earning maximum points under SEMAP for this indicator.
5. Completed 99.8% of annual re-examinations prior to the fiscal year-end, earning maximum points under SEMAP for this indicator.

FY 13-14 Major Goals:

1. Maintain a High Performer rating under SEMAP.
2. Maximize voucher/budget utilization by maintaining a 98% or higher voucher and budget utilization rate.
3. Earn minimum points or higher for indicator 3, Determination of Adjusted Income, on SEMAP by reducing the error rate in calculations.
4. Complete 98% or higher of annual Housing Quality Standards inspections within 12 months of their due date.
5. Continue to improve and streamline customer service and communication through improved web features and portals specifically designed to facilitate access to information for owners and tenants.
6. Complete 98% or higher of annual re-examinations prior to the fiscal year-end.

SHELTER PLUS CARE

Mission: Provide rental assistance services to low-income individuals with special needs in compliance with HUD regulations.

	FY 12-13 Budget	FY 12-13 Estimate	FY 13-14 Budget
<i>Total Budget:</i>	\$10,908,600	\$10,381,100	\$11,416,000
<i>Number of Employees:</i>	5.15	4.65	5.00

FY 12-13 Major Accomplishments:

1. Administered 21 grants; 8 five-year grants and 13 one-year grants
2. These grants assisted 841 homeless families with special needs; 158 families under the five-year grants and 683 families under the one-year grants.
3. Maintained a 90% lease-up rate for active grants.
4. Completed 99.9% of annual reexaminations.
5. Draw-downs were completed timely on a monthly basis.

FY 13-14 Major Goals:

1. Administer 25 Shelter Plus Care grants to support 925 families; 9 five-year grants will support 202 families and 16 one-year grants will support 723 families.
2. Maintain a 90% lease-up rate or greater for active grants, or a 90% budget utilization rate, whichever is greater.
3. Completed 98% of annual re-examinations.
4. Ensure that all draw-downs are completed timely.

VETERANS AFFAIRS SUPPORTIVE HOUSING (VASH)

Mission: Provide rental assistance services to low-income veterans and their families in combination with case management and clinical services through the Department of Veterans Affairs at Veterans Affairs Medical Center (VAMC) supportive services sites.

	FY 12-13 Budget	FY 12-13 Estimate	FY 13-14 Budget
<i>Total Budget:</i>	\$5,656,700	\$6,050,600	\$8,350,700
<i>Number of Employees:</i>	2.00	3.00	3.00

FY 12-13 Major Accomplishments:

1. Leased up 83% of VASH vouchers.
2. Issued 1,130 VASH Vouchers overall; 214 were issued this fiscal year.
3. Maintained weekly communications with the VA and provided technical assistance and training to new VA case managers during application sessions.
4. VASH program Lease-up efforts. July 2012 commenced with 629 VASH vouchers leased. As of February 2013, AH leased 713 VASH Vouchers. AH is budgeting a 98 % Lease-up rate of the 855 VASH vouchers by FY end.

FY 13-14 Major Goals:

1. Reach and maintain 98% or better lease-up.
2. Maintain communication with the VA and continue to provide technical assistance to VA staff.

MODERATE REHABILITATION PROGRAM

Mission: Provide moderate levels of rehabilitation to private owners in LA County to preserve the housing stock and increase affordability of housing for low income tenants.

	FY 12-13 Budget	FY 12-13 Estimate	FY 13-14 Budget
<i>Total Budget:</i>	\$3,047,100	\$3,009,200	\$2,893,400
<i>Number of Employees:</i>	3.00	3.00	3.00

FY 12-13 Major Accomplishments:

1. Maintained a 92% occupancy rate.
2. Completed 100% of annual re-examinations.
3. Provided increased customer service to Moderate Rehabilitation owners and participants through an owner meeting and tenant briefings.

FY 13-14 Major Goals:

1. Maintain a 95% or better occupancy rate.
2. Complete 98% of annual re-examinations on time.
3. Continue to provide Increased customer service to Moderate Rehabilitation owners and participants through owner meetings and tenant briefings.

INVESTIGATIVE UNIT

Mission: Ensure compliance with federal regulations and program requirements to reduce the incidence of fraud and criminal activity among Housing Choice Voucher (Section 8) participants and Public Housing residents.

	FY 12-13 Budget	FY 12-13 Estimate	FY 13-14 Budget
Total Budget:	\$644,600	\$602,300	\$750,400
Number of Employees:	4.60	4.30	5.05

FY 12-13 Major Accomplishments:

1. Opened and handled 787 investigations of fraud and program violations in the Section 8 housing programs.
2. Referred 32 cases for terminations of Section 8 benefits found to be in violation of program regulations.
3. Provided and assisted with 8 landlord training sessions with the Cities of Palmdale, Lancaster, Paramount, Covina, Claremont and West Covina.
4. Provided supplemental Section 8 investigative services to the Cities of Bellflower and Paramount
5. Counseled 183 households on program rules in lieu of terminating Section 8 benefits.

FY 13-14 Major Goals:

1. Review Crime/Fraud Hotline calls daily and make appropriate referrals.
2. Respond to Crime/Fraud Hot Line referrals within 48 hours, and investigate as appropriate.
3. Conduct compliance checks with participants whose conduct threatens the health, safety, or right to peaceful enjoyment of their premises.
4. Full implementation of the Housing Authority Data Compliance System which includes matching all County data arrests records with Section 8 households and conducting appropriate follow up investigations for crimes which may make families ineligible for continued assistance.

FAMILY SELF SUFFICIENCY (FSS)

Mission: Reduce the dependency of Section 8 participants on Federal, State, and Local subsidies by linking HACoLA's participants with supportive services and enhance economic independence through community coordinated efforts.

	FY 12-13 Budget	FY 12-13 Estimate	FY 13-14 Budget
Total Budget:	\$621,000	\$621,000	\$621,000
Number of Employees:	8.70	8.72	7.70

FY 12-13 Major Accomplishments:

1. Increased FSS enrollment from 67% last fiscal year to 80% this fiscal year.
2. 37% of FSS participants have escrow balances.
3. Maintained strong relationships with partnering supportive service agencies and increased partnerships with new agencies through regular participation in the Southern California FSS Collaborative.
4. Received Grant funding for 9 FSS Coordinators.

FY 13-14 Major Goals:

1. Increase FSS enrollment to 80% or more.
2. Ensure that at least 30% of FSS participant have escrow balances by the end of the fiscal year.
3. Receive at least 10 points on SEMAP in the Family Self Sufficiency category.
4. Increase links and partnerships with supportive service agencies to assist FSS participants in completion of their goals related to self-sufficiency.

HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS (HOPWA)

Mission: Provide rental assistance services to low-income individuals living with AIDS in a professional manner and an atmosphere of care and respect for all clients.

	FY 12-13 Budget	FY 12-13 Estimate	FY 13-14 Budget
<i>Total Budget:</i>	\$297,500	\$233,400	\$258,700
<i>Number of Employees:</i>	0.65	0.57	0.65

FY 12-13 Major Accomplishments:

1. Issued 30 out of the 30 new HOPWA applicants this HOPWA Program Year.
2. Provided assistance to 17 new clients and 13 rollover HOPWA clients.
3. Conversion of all HOPWA participants began at least 3 months prior to their contract expiration.

FY 13-14 Major Goals:

1. Provide assistance to 17 clients.
2. Issue 100% of HOPWA certificates based on current HOPWA Program Year allocation.
3. Begin the conversion process for 90% of HOPWA participants 3 months prior to their HOPWA contract expiration date.

Family Self-Sufficiency (FSS)

Family self-sufficiency (FSS) is a HUD program for families receiving voucher assistance that encourages communities to develop local strategies to help voucher families obtain employment that will lead to economic independence and self-sufficiency. Public housing agencies (PHAs) work with welfare agencies, schools, businesses, and other local partners to develop a comprehensive program that gives participating FSS family members the skills and experience to enable them to obtain employment that pays a living wage, leading to greater economic independence.



Currently, HACoLA has 592 families participating in the program, with 214 families maintaining an escrow balance. These escrow accounts are funded by HAP when tenants increase revenues earned and pay more towards rent. The escrow funds can then be used as families graduate to buy a home or other major items needed.

Shelter Plus Care (S + C)

Shelter Plus Care (S+C) is a program designed to provide housing and supportive services on a long-term basis for homeless persons with

disabilities and their families who are living in places not intended for human habitation or in emergency shelters. The program allows for a variety of housing choices, and a range of supportive services funded by other sources, in response to the needs of the hard-to-reach homeless population with disabilities.

The Housing Authority was granted new and renewal funds for sixteen (16) S+C grants totaling \$11,652,516 that will support 723 rental assistance units. These grants will assist mentally ill homeless individuals, homeless veterans with chronic substance abuse disorders, and severely mental ill individuals in Los Angeles County.

Veterans Affairs Supportive Housing (VASH)

A program designed to provide rental assistance to homeless veterans and their families in conjunction with case management and clinical services through the Department of Veterans Affairs at Veterans Affairs Medical Center supportive service sites.

Veterans face various challenges transitioning into civilian life. An estimated 145,000 Veterans spent at least one night in an emergency shelter or transitional housing program. Every year since 2008, HUD and the Department of Veterans Affairs (VA) have collaborated in efforts to end homelessness among Veterans. President Obama and the VA announced the government's goal to end Veteran homelessness by 2015.

AN OVERVIEW FROM THE DIRECTOR: Maria Badrakhan

This year, the Housing Management Division achieved a PHAS High Performer Rating from HUD for a third year in a row. The Division manages 3,258 public and affordable housing units located throughout Los Angeles County. Our inventory consists of 2,962 public housing units located at 63 sites; 226 units under the Multi-Family/Section 8 New Construction Program, 62 California Rental Housing Construction Program (RHCP) units, and 8 non-conventional units at Willowbrook.

Rent receipts, HUD Operating Subsidy, HAP contracts and various grants provide revenue to operate and maintain our housing developments in a decent, safe, and sanitary condition. The 2013-2014 Fiscal Year marks the 7th year of conversion to asset management for the public housing program.

Capital Fund Program funds are used to modernize public housing and to make property improvements in preparation for the Real Estate Assessment Center (REAC) inspections which account for 40% of our PHAS score. We are extremely proud of the completion of an Energy Performance Contract (EPC) and the transformation of Nueva Maravilla into a "Green Community". We were a finalist for the County's Green Leadership Award.

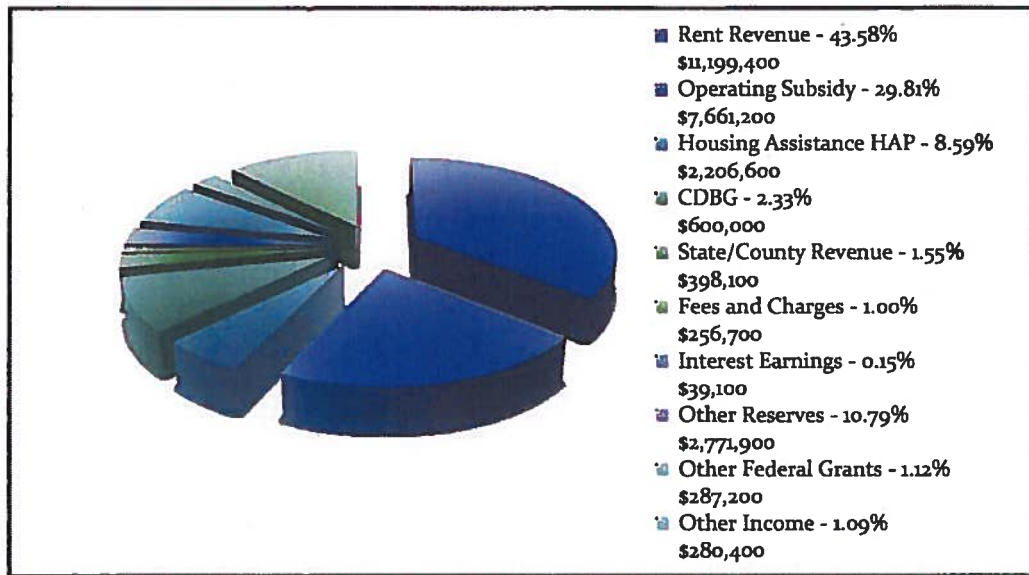
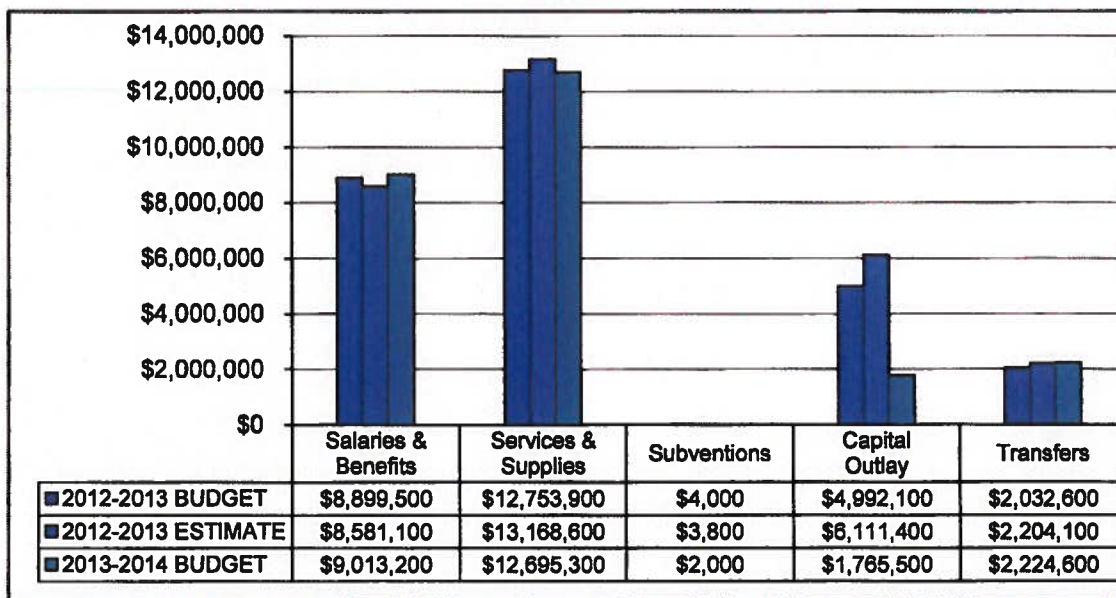
For over 20 years, we have successfully applied a multidisciplinary management approach which includes strict lease enforcement, community policing, resident services, partnerships, and modernization activities.

Through the Family Self-Sufficiency Program, the ROSS grant, and Capital Fund, the Division continues to provide residents with job training opportunities to promote economic independence. We also provide supportive services by partnering with public and private agencies and our resident councils. We ensure a safe environment for low-income families through our nationally recognized Community Policing Program in partnership with the Los Angeles County Sheriff's Department and the Long Beach Police Department.

We have received numerous awards for innovative projects, including the 7-acre Growing Experience Urban Farm at Carmelitos as a sustainable community. It now has a Farmers Market and an Aquaponics System to further healthy lifestyles. The Assisted Living Waiver Program provides support services to our seniors who are comfortably aging in place.

Finally, our non-profit organization, the Community Development Foundation awards many annual scholarships, enabling residents to continue their education and to succeed. Our goal is to provide a better quality of life.



DIVISION BUDGET \$25,700,600**Sources of Funds****Uses of Funds**

	2012-2013 BUDGET	2012-2013 ESTIMATE	2013-2014 BUDGET
TOTAL BUDGET	\$28,682,100	\$30,069,000	\$25,700,600
TOTAL EMPLOYEES	130.15	128.32	129.60
Number of Regular Employees	102.15	103.52	101.10
Number of Contract Employees	28.00	24.80	28.50

DEPARTMENT OVERVIEWS, ACCOMPLISHMENTS AND MAJOR GOALS**HOUSING MANAGEMENT CONVENTIONAL & NON-CONVENTIONAL**

Mission: To effectively generate and utilize the resources of the Housing Authority to provide quality affordable housing and expand opportunities to improve the quality of life in housing developments through the involvement of employees, residents and community partners.

HOUSING MANAGEMENT CENTRAL OFFICE COST CENTER

	FY 12-13 Budget	FY 12-13 Estimate	FY 13-14 Budget
<i>Total Budget:</i>	\$4,759,600	\$5,238,900	\$5,567,200
<i>Number of Employees:</i>	6.65	6.60	6.60

FY 12-13 Major Accomplishments:

1. Submitted the HUD Annual Plan and ACOP by the HUD deadline.
2. Provided 10 program trainings to staff, ie Maintenance, Rent Calculation, Customer Service, and REAC.
3. Initiated process for disposition/conversion of HACoLA administration building, South Scattered Sites and senior housing developments.

FY 13-14 Major Goals:

1. Submit the HUD Annual Plan by the HUD deadline.
2. Provide on-going training to staff, and a minimum of five (5) trainings.
3. Complete the disposition of the HACoLA administration building, and continue the process for disposition/ conversion of South Scattered Sites and Senior housing developments.

CONVENTIONAL HOUSING

	FY 12-13 Budget	FY 12-13 Estimate	FY 13-14 Budget
<i>Total Budget:</i>	\$14,792,700	\$14,943,400	\$14,734,000
<i>Number of Employees:</i>	90.92	89.06	91.22

FY 12-13 Major Accomplishments:

1. Averaged an annual Occupancy rate of 99% per AMP.
2. Collected 98% of rent billed to tenants and limited delinquency to 1.5%.
3. Abated 100% of emergency work orders within 24 hours (continuous).
4. Achieved an average score of 87.5 on annual physical inspections conducted by HUD-REAC.
5. Completed 100% annual unit and building inspections (continuous).
6. Completed 100% of annual re-examinations for assisted families.
7. Completed 540 interim re-examinations.

FY 13-14 Major Goals:

1. Average an annual Occupancy rate of 98% per AMP.
2. Collect 98% of rent billed to tenants and limit delinquency to 1.5%.
3. Abate 100% of emergency work orders within 24 hours (continuous).
4. Achieve an average score of 81 or higher on annual physical inspection conducted by HUD-REAC.
5. Complete 100% annual unit and building inspections (continuous).
6. Complete 100% of annual re-examinations for assisted families.

NON-CONVENTIONAL HOUSING PROGRAM

	FY 12-13 Budget	FY 12-13 Estimate	FY 13-14 Budget
<i>Total Budget:</i>	\$6,426,400	\$5,755,500	\$3,506,000
<i>Number of Employees:</i>	14.61	14.09	14.41

FY 12-13 Major Accomplishments:

1. The Management and Occupancy Reviews for Kings Road and Lancaster Homes is currently being disputed at Court, therefore no rating is reported.
2. Completed an annual occupancy rate of 89% at Lancaster Homes and 99% at Kings Road.
3. Achieved a HUD-REAC physical inspection score of 94 for Lancaster Homes. Kings

FY 13-14 Major Goals:

1. Receive an "Above Average" rating on the Management and Occupancy Reviews for Kings Road and Lancaster Homes.
2. Average an annual occupancy rate of 98% at Lancaster Homes and Kings Road.
3. Complete elevator rehabilitation activities at Lancaster Homes.

Road received a score of 94 the previous year; therefore did not require re-inspection.

4. Completed the parking lot rehab, roof replacement, central air conditioning installation, and common area flooring and interior painting at Lancaster Homes.

HOUSING MANAGEMENT SITE IMPROVEMENTS

Mission: To improve various housing developments through construction activities using CDBG funds.

	FY 12-13 Budget	FY 12-13 Estimate	FY 13-14 Budget
<i>Total Budget:</i>	\$1,426,900	\$2,851,800	\$600,000
<i>Number of Employees:</i>	0.00	0.00	0.00

FY 12-13 Major Accomplishments:

1. Completed six (6) CDBG funded projects: El Segundo Kitchen and Bathroom remodel, Ujima Demolition, Normandie Drainage, Orchard Arms Roof Replacement, South County Exterior Paint, South Scattered Sites Heater replacement.

FY 13-14 Major Goals:

1. Complete construction of two (2) projects: Maravilla Senior Complex Common Area painting and flooring and Maravilla Childcare Center Rehab.

CRIME & SAFETY UNIT

Mission: Ensure compliance with federal regulations and program requirements to reduce the incidence of criminal activity.

	FY 12-13 Budget	FY 12-13 Estimate	FY 13-14 Budget
<i>Total Budget:</i>	\$923,000	\$850,600	\$1,056,900
<i>Number of Employees:</i>	5.50	5.50	5.50

FY 12-13 Major Accomplishments:

1. Conducted 10,000 criminal background checks for Section 8, Public Housing and

FY 13-14 Major Goals:

1. Conduct 15,000 criminal background checks for Section 8, Public Housing and

HACLA applicants.

2. Operated a countywide CCTV system to prevent and detect crime at Public Housing locations.
3. Terminated benefits of 100 Public Housing participants found to be in violation of program regulations.
4. Implemented Arrest Data Matching for HACoLA residents.
5. Operated countywide Community Policing Program to reduce incidents of criminal activity at Public Housing locations.

HACLA applicants.

2. Operate a countywide CCTV system to prevent and detect crime at Public Housing locations.
3. Terminate benefits of Public Housing participants found to be in violation of program regulations.
4. Continue the Implementation of Arrest Data Matching for HACoLA residents.
5. Operate countywide Community Policing Program to reduce incidents of criminal activity at Public Housing locations.

* The Crime & Safety unit allocates expenses to each of our eight AMPs. Therefore, the CSU budgets are included here for informational purposes only as they are included in the Division's Conventional and Non-Conventional budget. Also note that \$88k of the FY 13-14 Budget is funded by the Housing Authority of the City of Los Angeles for criminal background checks and it is included in the overall Division budget.

RESIDENT SERVICES PROGRAMS (RSP)

Mission: To provide needs-based services to public housing residents utilizing various grants, and connecting the residents to services available through program providers in the community.

	FY 12-13 Budget	FY 12-13 Estimate	FY 13-14 Budget
<i>Total Budget:</i>	\$586,900	\$534,300	\$525,300
<i>Number of Employees:</i>	5.47	5.27	4.37

FY 12-13 Major Accomplishments:

1. 120 residents participated in the Family Resource Centers by receiving parenting and/or family services, drug counseling, case management, and other counseling and support services.

FY 13-14 Major Goals:

1. Provide assistance to 120 residents through the Family Resource Center services.

2. 480 unduplicated public housing youth participated in after school educational, recreational and enrichment activities provided by the Resident Services Program staff in the Recreation and Family Learning Centers.
3. Provided on-site computer literacy and work force development referrals to 195 public housing adult residents. These services increased their skill level and assisted in securing un-subsidized employment.
4. Provide 500 elderly and disabled persons with Quality of Life programs and services.
5. Awarded 2012 – PH FSS grant for one (1) FSS Coordinator and enrolled 76 participants, 20 of which have Escrow Accounts.
6. Provided Assisted Living Waiver Program services to 30 seniors at South Bay Gardens, Orchard Arms, and Lancaster Homes.
7. Provided health and nutrition education workshops, referrals, and community fairs to over 300 seniors and persons with disabilities.
2. Partner with local non-profits to provide educational and recreation services for 500 unduplicated public housing youth in the after school program in the Recreation and Family Learning Centers.
3. Provide on-site computer literacy and work force development services to 200 public housing adults by partnering with local non-profit agencies.
4. Provide 300 elderly and disabled persons with Quality of Life programs and services.
5. Enroll an additional 50 FSS participants in the program and apply for the 2013 PH-FSS Grant.
6. Provide Assisted Living Waiver Pilot Program services to 30 seniors at South Bay Gardens, Orchard Arms, and Lancaster Homes.

JUVENILE JUSTICE CRIME PREVENTION PROGRAM (JJCPA)

Mission: To assist at-risk youth and their families in public housing.

	FY 12-13 Budget	FY 12-13 Estimate	FY 13-14 Budget
<i>Total Budget:</i>	\$398,100	\$480,100	\$398,100
<i>Number of Employees:</i>	4.00	4.80	4.50

FY 12-13 Major Accomplishments:

1. Received a twelfth (12th) JJCPA grant to provide the program at four family public housing sites to serve 250 at-risk youth and families.

FY 13-14 Major Goals:

1. Receive a thirteen (13th) JJCPA grant to provide the program at four family public housing sites to serve 250 at-risk youth and families.

GROWING EXPERIENCE (GE)

Mission: Provide a "green community resource center" at the Carmelitos public housing development.

	FY 12-13 Budget	FY 12-13 Estimate	FY 13-14 Budget
<i>Total Budget:</i>	\$291,500	\$265,000	\$282,000
<i>Number of Employees:</i>	3.00	3.00	3.00

FY 12-13 Major Accomplishments:

1. Implemented a Community Supported Agriculture (CSA) with 100 families subscribers.
2. Produced approximately 18,000 pounds of sustainably grown fruits and vegetables, which was included as part of the CSA, and sold to local restaurants.
3. Provided job training to 15 participants in the summer youth training program through the City of Long Beach Workforce Investment Network and UCCE Victory Garden Workshops job training.
4. Established partnerships with the City of Long Beach Office of Sustainability and area community gardens to establish a multi-farm CSA with GE being the anchor.
5. Upgraded kitchen at the Carmelitos Community Center to become a certified commercial kitchen.
6. Expand aquaponics system to become commercially viable.
7. Established a Farmers Market.

FY 13-14 Major Goals:

1. Continue to develop value-added products to expand GE brand and sales.
2. Produce approximately 18,000 pounds of sustainably grown fruits and vegetables, which is included as part of the CSA, weekly farmer's market, and sales to local restaurants and residents.
3. Provide skills training and development to 8 Urban Agriculture Business Training Program participants.
4. Continue partnerships with the City of Long Beach Office of Sustainability and area community gardens to establish a multi-farm CSA with GE being the anchor.
5. Continue Implementation of a Farmers Market.

The Growing Experience Urban Farm Aquaponics

The Award-Winning Growing Experience Urban Farm, at the Carmelitos public housing development, launched an Aquaponics demonstration project, where tilapia is being raised along with edible aquatic crops in a semi-closed system. Aquaponics is a viable way of providing affordable healthy protein for low-income families living in communities without easy access to nutritious food options. The system has the potential to become economically self-sustainable.

GE has plans underway to expand the existing aquaponics demonstration project into a more commercially viable system, which emphasizes a highly increased production of healthy salad greens over a shorter period of time. Methods include growing in an enclosed greenhouse environment, using vertical towers and multi-level tiered planters to utilize available space more efficiently.

The increased crop yields mean a substantially larger number of families will have access to produce from GE.

Farmers Market

This year, the Growing Experience received a \$50,000 grant from Cal Freshworks to establish a Farmers Market near Carmelitos. A feasibility study will be conducted with our public housing residents, the greater community and focus groups to ensure outreach and a successful marketing plan. In partnership with other local vendors, the Farmers Market will also include cooking demonstrations, nutrition education, and Community Supported Agriculture (CSA) pick up. Training on public market and management operations will also be provided.

Events

Volunteer Days enabled the public to assist in general maintenance around the farm, planting crops, and potting plants. The Fall Harvest Festival, Fundraising Farm Dinners, the Earth Day Celebration, and site visits by LA Times staff, the American Planning Association, and many other interested supporters were scheduled throughout the year. For further information, visit our website at www.growingexperiencecb.org.



RESIDENT SERVICES PROGRAMS

Resident Services Programs have 5 core areas that reach across the life span of public housing residents: After School Programs, adult education and workforce development, case management, services for the elderly and those with disabilities, and lastly a program for at-risk youth. These Programs are facilitated in partnership with local Adult Schools, health care agencies, county departments, and the local One-Stop Centers.

Family Self-Sufficiency Program

The Housing Authority Family Self-Sufficiency Program (FSS) is exclusively for public housing residents. FSS is a five-year voluntary program designed to help residents achieve economic independence. The FSS program offers a unique savings opportunity known as an escrow account. The escrow savings account is created when a resident's earned income increases. After successful completion of the FSS program, residents are encouraged to use their escrow savings for a down payment on their first home! Forty-seven public housing residents voluntarily enrolled in the program and eight have escrow accounts. Residents are extremely motivated and receptive to FSS.

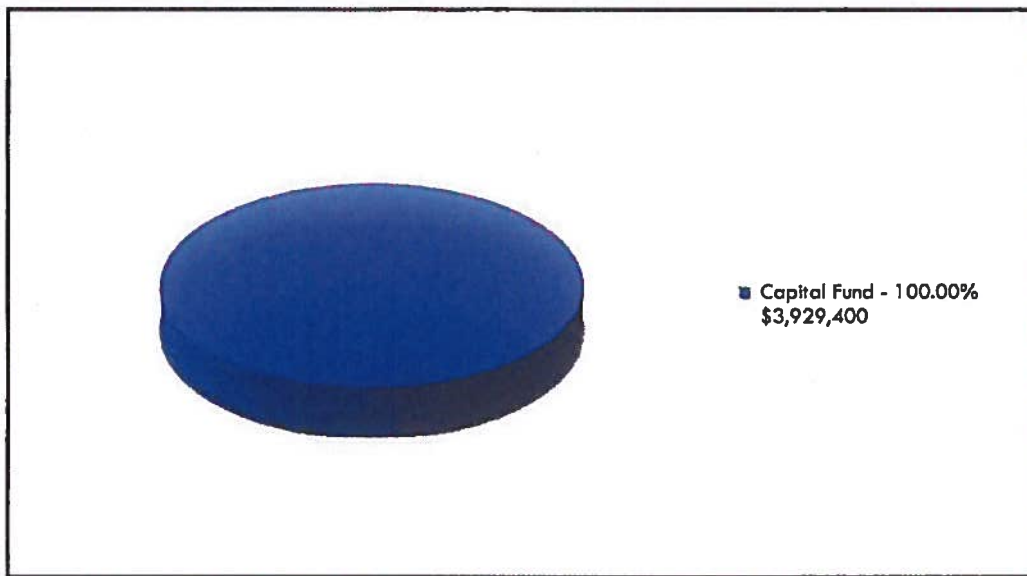
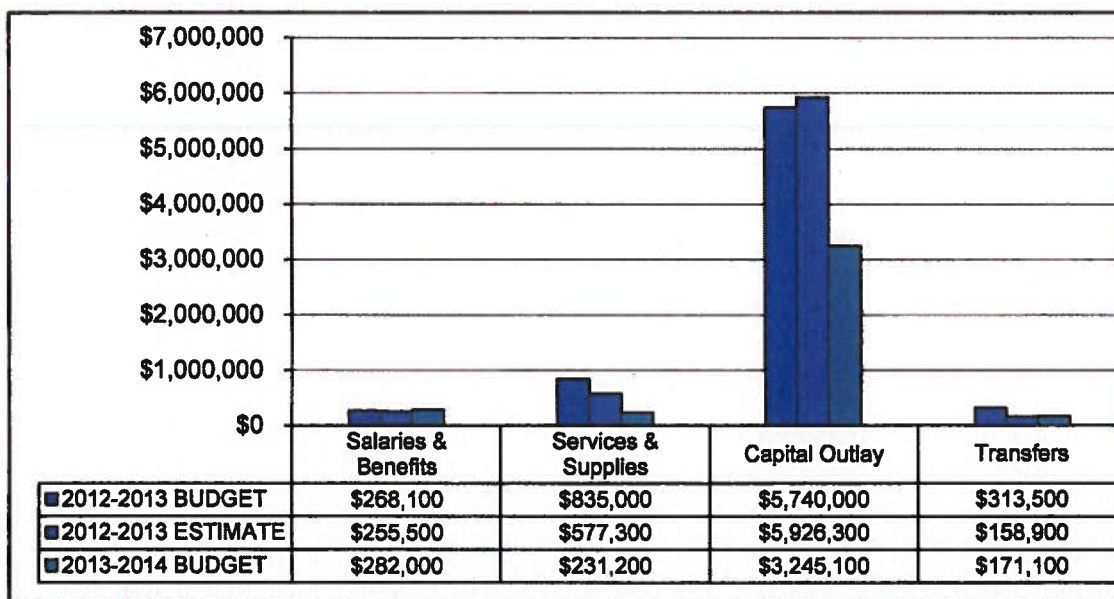
**Resident Councils**

Public Housing Authority Resident Councils (RC) serve as the voice of the Housing Communities that elect them, they have their individual priority programs and goals depending upon the demographics, needs, and aspirations of their communities. Each RC is equipped with By-laws that govern their general objectives. A formal Memorandum of Understanding (MOU) between the RC and HACoLA legitimizes the formal relationship, and cites the responsibilities of each entity. We currently have 12 RCs operating at various housing developments.

**Assisted Living Waiver Pilot Program (ALWPP)**

In addition to South Bay Gardens and Orchard Arms housing developments, the ALWPP was expanded to the Lancaster Homes multifamily housing development to enable our seniors to continue to live independently.

The California Department of Health Care Services created the ALWPP to bring assisted living services to frail seniors at publicly-funded housing sites. Oftentimes seniors require long-term care which ALWPP is able to provide by offering them the appropriate services based on their needs.

CAPITAL FUND BUDGET \$3,929,400**Sources of Funds****Uses of Funds**

	2012-2013 BUDGET	2012-2013 ESTIMATE	2013-2014 BUDGET
TOTAL BUDGET	\$7,156,600	\$6,918,000	\$3,929,400
TOTAL EMPLOYEES	1.90	1.90	1.90
Number of Regular Employees	1.90	1.90	1.90
Number of Contract Employees	0.00	0.00	0.00

CAPITAL FUND OVERVIEWS, ACCOMPLISHMENTS AND MAJOR GOALS

Mission: To implement and administer the Capital Fund Program (CFP) for modernization of the public housing developments and ensure that funds are obligated and expended in compliance with Federal Regulations.

	FY 12-13 Budget	FY 12-13 Estimate	FY 13-14 Budget
<i>Total Budget:</i>	\$7,156,600	\$6,918,000	\$3,929,400
<i>Number of Employees:</i>	1.90	1.90	1.90

FY 12-13 Major Accomplishments:

1. Submitted the Annual Statement and updated the 5-Year Action Plan to HUD for the 2012 Capital Fund Program for LA County (Continuous).
2. Met 100% of the deadlines for the obligation and expenditure of funds. (Continuous).
3. Completed 20 Construction Contracts at various housing sites. Closed the CFRC, 2009, 2010, AND 2011 CFP grants.
4. Conducted 3 resident meetings in preparation for the submittal of the CFP Annual Statement and 5-Year Plan to HUD (Continuous).
5. Expended 100% of \$5.9M Competitive Capital Fund Recovery Competition (CFRC) grant funds. Complete and submit 100% reporting requirements.
6. HACoLA as the lead agency, coordinated Semi-Annual Modernization Meetings with HUD and Southern California Housing Authorities.

FY 13-14 Major Goals:

1. Submit the Annual Statement and update the 5-Year Action Plan to HUD for 2013 Capital Fund Program for HACoLA (Continuous).
2. Meet 100% of the deadlines for the obligation and expenditure of Capital Fund Grant funds. Ensure revisions to the deadlines are submitted timely and approved by HUD (Continuous).
3. Complete 5 construction contracts at various housing sites. Close the 2012 CFP Grant for HACoLA .
4. Conduct 3 resident meetings in preparation for the submittal of the CFP Annual Statement and 5-Year Plan to HUD (Continuous).
5. Initiate implementation of Americans with Disabilities Act (ADA) Plan for housing developments and submit to HUD.
6. Implement Phase II of Energy Performance Contracting for Carmelitos and Harbor Hills.

The Modernization Unit is responsible for the rehabilitation of 2,962 units of public housing located on 63 sites across the County of Los Angeles. Since 2000, the HACoLA has expended \$70 million in Comprehensive Grant Program (CGP) and Comprehensive Improvement Assistance Program (CIAP) and Capital Fund Program (CFP) funds for modernization and rehabilitation activities to maintain decent, safe and sanitary units for families, seniors and persons with disabilities.

In Fiscal Year 2012-2013, the Housing Authority construction projects include the replacement and modernization of sidewalks and parking lots at the Carmelitos, Lancaster Homes, and Francisquito Villa housing developments, American with Disabilities Act (ADA) upgrades, and elevator replacement and modernization at the Foothill Villa housing development. The final phase for the Harbor Hills Kitchen Remodel was also completed for the remaining 200 units.

The Housing Authority has also committed to "going green" and making our communities more energy efficient. Energy efficient upgrades included roof replacements for the Maravilla Senior Complex, Athens, Francisquito Villa, Whittier Manor, and Simmons Housing Developments. The new cool roofs are designed to achieve cooling and heating energy savings, and extend the service life of the roofs.

The Nueva Maravilla Housing Development completed a \$12 million energy conservation improvement project and was the first site to participate in HUD's Energy Performance Contracting Program (EPC). The program allowed the Housing Authority to finance green construction and energy conservation measures with a loan, which is paid using future electricity, gas and water utility savings. The project included a new 300 kw solar photovoltaic system, energy saving solar water heaters, low flow plumbing fixtures, xeriscaping, and the conversion to individual unit electric meters.

The Housing Authority was also able to install energy efficiency measures at other sites. Lighting was replaced at no cost through utility incentive rebates at Harbor Hills, Southbay Gardens, Century Wilton, 11431 Normandie Avenue, Francisquito Villa, Palm Apartments and Westknoll. A solar photovoltaic system was also installed at the Carmelitos Housing Development.



AN OVERVIEW OF OTHER HOUSING PROGRAMS

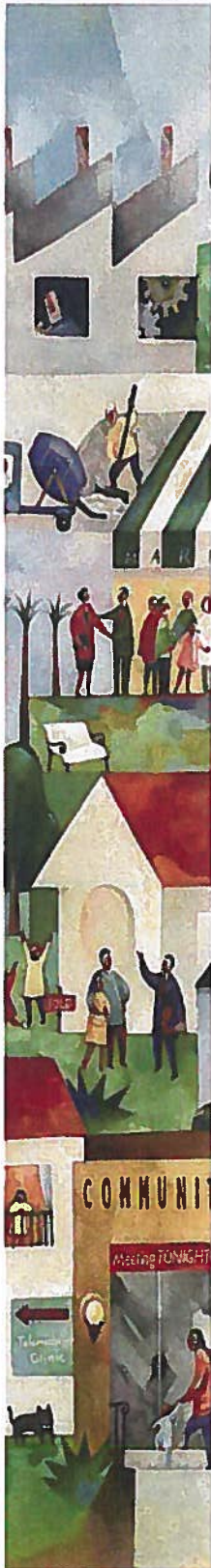
Other housing programs include the Cooperative Extension and Affordable Housing Development Funds (COI), which provide guidance and services to the residents of Los Angeles County, including youth, adults, and seniors living in public housing sites as well as ensuring continuous development of housing for low income individuals, household, and senior population.

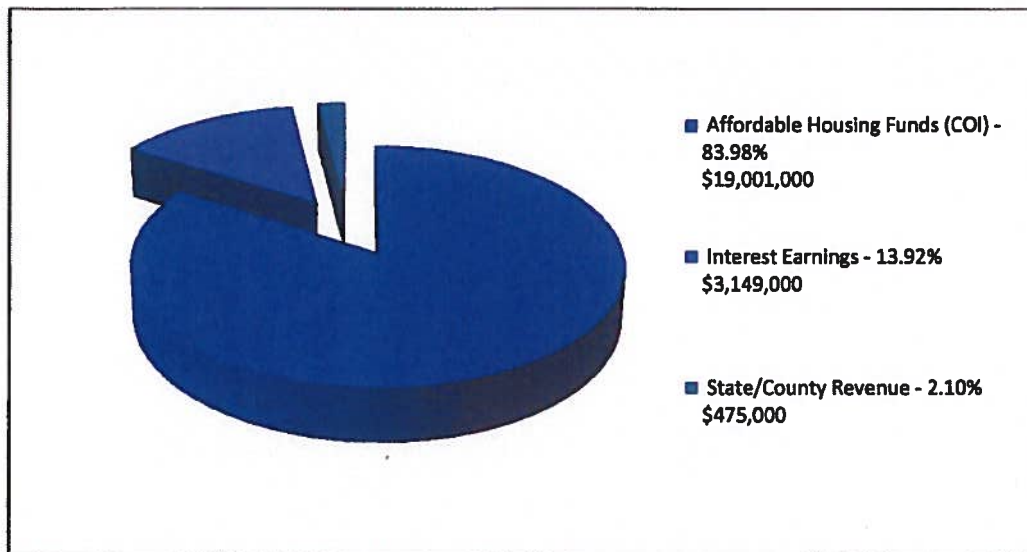
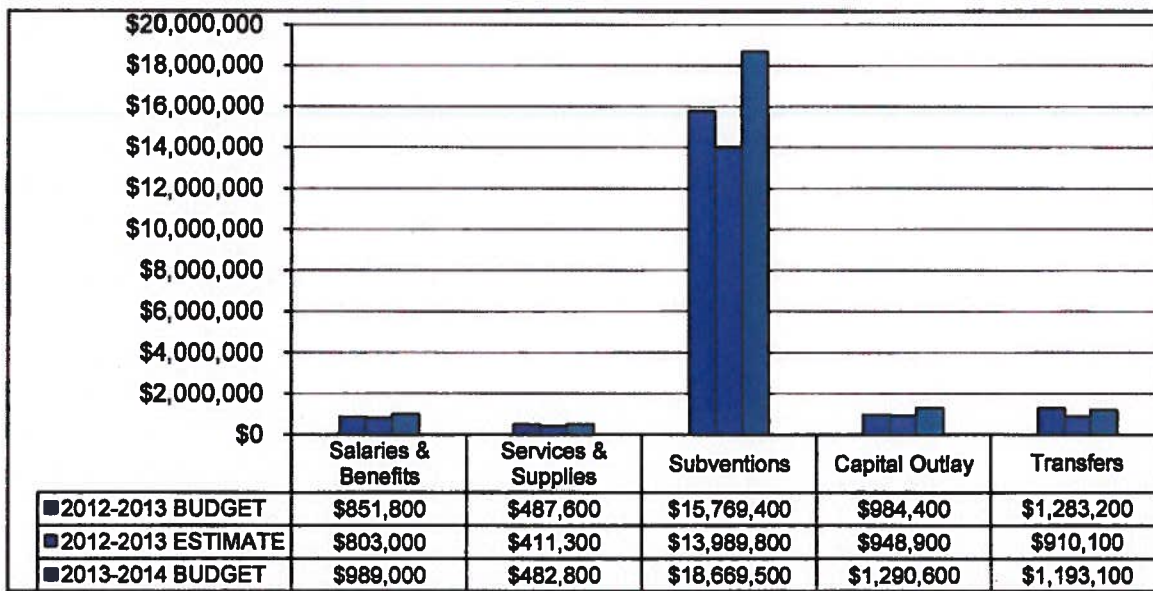
Cooperative Extension

The Cooperative Extension program, administered by the University of California (UC), provides educational programs based on UC research for the residents of Los Angeles County on topics including good nutrition, youth development, urban gardening, natural resources issues, and agriculture. Programs are offered free or at low cost to all County residents, and include 4-H, the Master Gardener Program, the Expanded Food and Nutrition Education Program, the Farm Advisor, environmental horticulture, and natural resources programs. Special events, including nutrition education and gardening workshops, are offered at County public housing sites as well as many other locations around the County.

Affordable Housing Development (COI)

Affordable Housing Development Funds, prior year City of Industry reserves (COI), allocated to the Housing Authority by special legislation and administered by the Community Development Commission (CDC). The primary goal was to allocate funds within a 15 mile radius of the City of Industry for the development of affordable housing. Affordable Housing Development Funds (COI) are allocated to the Housing Authority but not under the purview of Housing Commission; additionally, these funds are subject to Auditor Controller & State approval due to the dissolution of Redevelopment Agencies as of 2/1/2012.



OTHER HOUSING PROGRAMS BUDGET \$22,625,000**Sources of Funds****Uses of Funds**

	2012-2013 BUDGET	2012-2013 ESTIMATE	2013-2014 BUDGET
TOTAL BUDGET	\$19,376,400	\$17,063,100	\$22,625,000
TOTAL EMPLOYEES	7.86	7.40	8.57
Number of Regular Employees	7.86	7.40	8.57
Number of Contract Employees	0.00	0.00	0.00

DEPARTMENT OVERVIEWS, ACCOMPLISHMENTS AND MAJOR GOALS**COOPERATIVE EXTENSION**

Mission: Provide educational programs and activities in the areas of youth development, urban gardening, nutrition, and consumer science that enable youth and adults to make good decisions and lead better lives.

	FY 12-13 Budget	FY 12-13 Estimate	FY 13-14 Budget
<i>Total Budget:</i>	\$475,000	\$403,000	\$475,000
<i>Number of Employees:</i>	0.00*	0.00*	0.00*

FY 11-12 Major Accomplishments:

1. Provided nutrition education/cooking demonstration and physical activity demonstrations at more than 500 sites around the county, at public housing sites, churches, libraries, schools, youth centers, and more. CDC/Housing authority sites served included Carmelitos, Maravilla, and Harbor Hills.
2. Provided gardening advice and workshops to low-income homeowners, community and school gardeners throughout Los Angeles County. CDC/Housing Authority sites served included Nueva Maravilla and Carmelitos.

Offered 4-H Youth Development activities for youth ages 5-19 through 20 clubs around Los Angeles County, in after school programs and communities, plus through one-time special events and summer camp. Training provided for youth included goal setting, resume writing, and college access.
3. Provided training and technical expertise for members of the landscape industry

FY 12-13 Major Goals:

1. Provide educational programs focused on family-related concerns such as food and nutrition, family relationships, food safety, consumer issues, and money management.
2. Through the Expanded Food and Nutrition Education Program (EFNEP), the UC CalFresh Program (formerly the Food Stamp Nutrition Education Program), teach homemakers with limited incomes how to improve family diets, make better use of available resources, improve their food preparation skills, and eat more fruits and vegetables.
3. Offer nutrition, gardening, and consumer science programs designed for and targeted specifically towards seniors living in Upon request, provide various youth development training including community service,

* employees are paid by the UC System to perform these functions.

county-wide through our environmental horticulture program.

4. Provided training and technical expertise on agriculture and natural resources issues county-wide through our Farm Advisor and Natural Resources programs.

goal setting, college access for teen residents at CDC sites.

4. Provide training, educational materials and technical assistance to family and senior housing residents who want to grow more of their own fruits and vegetables to augment their food budget.
5. Offer food preservation workshops through the Master Food Preserver Program to interested public housing communities.

HACOLA PROJECTS

Please see page 8.19 for details on this other housing program which is administered by the Economic and Housing Development Division.

AFFORDABLE HOUSING DEVELOPMENT (COI)

Please see page 8.4 for details on this other housing program which is administered by the Economic and Housing Development Division. The total budget of \$22,150,000 and 8.57 positions are reflected in the overall Housing Authority budget in this section as well as in Section 8: Economic and Housing Development Division. However, the funding is received by the Housing Authority and administered by the Economic and Housing Development Division.